

Hunters Point Naval Shipyard Upcoming Parcel Transfers Briefing for Regional Administrator January 20, 2015

Purpose

- Update – good news – progress on transfers
- Prepared when public info re transfers
- Warning we'll be back to ask for your help – caution – ask public event, in a few months, City & Navy lead

Extensive cleanup accomplished on Parcels D-2, UC-1, and UC-2 – Pelosi \$25M

- Soil- removed stockpiles, excavated hotspots, ***installed durable covers on entire parcels***
- Groundwater - Injected zero-valent iron or biological substrate, long-term monitoring
- Soil gas - Soil vapor survey, engineering controls and testing required in future buildings
- Radiation – Nearly complete removal of all radiologically impacted soil and structures
- Future Uses – Next several years planned construction of artists' studios and staging area only. Long term mixed use - residential, offices, R&D, SF State University, open space.

Next steps – *Public involvement process. TASC is hiring Technical Assistance provider to participate in all public meetings. EPA staff prepared fact sheets, Q&A's, press talking points.*

- 11/17/2014 – TASC community meeting with fact sheet on transfers.
- 2/2015 – Goal to finalize transfer documents Covenant to Restrict Use of Property (CRUP), Risk Management Plan (RMP), and Finding of Suitability for Transfer (FOST) for Parcels UC-1, and UC-2. (Parcel D-2's FOST was finalized in 2012.)
- 3/2015 – 5/2015 – City hosts 5 public meetings for these bodies to give environmental information about proposed transfers and to request endorsement/approval for transfers:
 1. Hunters Point Redevelopment Community Advisory Committee (CAC)
Environment and Land Use Subcommittee
 2. Full Committee of the CAC (2 meetings)
 3. Mayor's Commission on Community Investment and Infrastructure (2 meetings)
- 5/2015 – City's event to celebrate transfers
- Summer - winter 2015 - Similar process for Parcel B-1, next area scheduled for residential development next to already-transferred Parcel A, and Parcel G.

Highlights of CRUP & RMP – *Continue protections in construction and future use*

- Unexpected Conditions – If during construction workers observe cues of unexpected contamination, work will stop and Lennar will report to agencies, collect samples. Lennar agreed to extra scrutiny under certain buildings where sampling was limited.
- Operation & Maintenance (O&M) – Qualified professionals will inspect annually.
- DTSC Role – DTSC will lead post-transfer oversight, including inspections.
- Vapor intrusion – In areas with VOCs in soil gas or near VOC groundwater plumes, workplans are required to specify engineering controls and indoor air monitoring.
- Institutional Controls – Future owners and tenants prohibited from disturbing durable cover, e.g. from planting.

Hot Issues

- Radiation – Community meeting 2/25/15 re anomalous soil samples, scan speed
- Candlestick Park – City & BAAQMD lead, concerns about implosion & air quality

Yosemite Slough – 2/2015 Special Notice Letters will follow up on 3/2014 Action Memo Factoids

10,000 new residences, 3,000 will be BMR

225,000 sf artists space

At Hunters Point, we've spent \$844.2M up to and including FY14.

As I mentioned at the BCT last week, the current FY15 budget for FY15 is \$55M.

The Cost to Complete (FY16 and beyond) is \$247.1M.